

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE AND TIME: 22 March 2004, 4:00 P.M.

ATTENDANCE:

MEMBERS: Lois Herr, J. Scott Ulrich, Charlie Douts, Virginia Brady, Nancy Halliwell, Allan Granger, and Walter Todd were present.

Julianne Dickson and Jonathan Price were not present.

STAFF: Phyllis Stellfox, Nancy Williams, Mary Gattis, Julie Goodman, Randall Heilman, Gwen Newell, Wil Selman, Dean Severson, Mike Skelly, Mark Stivers, and Carol Grove.

OTHERS:

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| Robin Byers | Millersville University |
| Carrie Caldwell | Intelligencer Journal |
| Mark Campbell | Herbert, Rowland, & Grubic, Inc. |
| Rhys Edwards | Millersville University |
| Randy Patterson | Lancaster County Redevelopment Authority |
| Tiffany Ritter | Millersville University |
| Adrian Ruhlman | Millersville University |
| Roshonda Smartswelder | Millersville University |
| Daniel F. Zook, Jr. | Caernarvon Township |

ORDER OF BUSINESS:

- I. Call to Order and Recognition of Guests: The meeting was called to order by Chairperson Herr at 4:00 p.m.
- II. Minutes of the Meeting of 8 March 2004: Hearing no further objections to the Minutes, Ms. Brady moved and Ms. Halliwell seconded, to approve the Minutes. Mr. Ulrich abstained because, he was not in attendance at this meeting. The motion carried.
- III. Bills and Communications: None.

IV. Report of Committees & Task Forces: None.

V. Consent Agenda Items:

A. Chairperson Herr noted that the following items on the Consent Agenda were either lifted, revised, or added as indicated:

1. **#04-8-1**, Lancaster Stadium, Lancaster City, Review, *(Added to the Agenda, Revised, and Recommended for Conditional Approval)*

A motion was made by Ms. Halliwell to approve the consent agenda. Mr. Granger seconded the motion. The motion carried.

B. The following actions were taken as part of the motion:

1. Requests for Waivers:

- a. **Granny Flat**, Stephen A. & Susan J. Schreiber, West Cocalico Township, Section 303 Plan Processing Procedures, *(Conditionally Approved)*
- b. **#74-208-4A**, Narvon Station Subdivision, Caernarvon Township, Sections 602.02.E Private Streets, 602.05 Curbs and Gutters, 602.06 Sidewalks, 602.16.A Cul-De-Sac Streets, 602.16.C Cul-De-Sac Length, 602.23 and 608.03 Street Trees, 602.24 Lighting, and 604.04.E Flag Lots, *(Conditionally Approved)*
- c. **#00-36-2**, Charles M. Shirk Revocable Trust, East Earl Township and Terre Hill Borough, Section 303 Plan Processing Procedures *(Terre Hill Borough)*, *(Conditionally Approved)*

2. Requests for Extensions of Time to Attain Compliance with The Conditions of Plan Approval:

3. Unconditional Preliminary Plan Approvals:

4. Requests for Approval of Subdivision and/or Land Development Applications:

- a. **#04-20**, Groff Road Subdivision, Eden Township, *(Postponed Until 26 April 2004 Meeting)*

As part of the action on each Final Plan for Approval, the Commission conditionally waives the requirement to record the plan within ninety (90) days of the meeting date as stated in Section 303 of the Lancaster County Subdivision and Land Development Ordinance of 1991. This action extends by ninety (90) days the time allowed to record the Final Plan. Therefore, the final plans approved or conditionally approved at this meeting must be recorded within one-hundred and eighty (180) days of today's date. Applicants should reference the full text of

the final approval letter for any conditions placed upon this action.

5. Requests for Review of Subdivision and/or Land Development Applications:
 - a. **#70-106-15**, Conewago Industrial Park – Zeager Road Tract, West Donegal Township, (*Recommended for Conditional Approval*)
 - b. **#72-163-3**, John U. & Rachel S. Glick, Salisbury Township, (*Recommended for Conditional Approval*)
 - c. **#73-338-2** Smucker / King, Leacock Township, (*Recommended for Conditional Approval*)
 - d. **#75-87-1**, Green Hills Farm Discount Grocer, Warwick Township, (*Recommended for Unconditional Approval*)
 - e. **#76-79-2B**, Donald W. Dukeman and Pauline P. Dukeman, Salisbury Township, (*Recommended for Conditional Approval*)
 - f. **#86-98-2M**, Aegis Sindall Properties, LP – Lots 10, 11, & 12 New Design Industrial Park, Earl Township, (*Recommended for Conditional Approval*)
 - g. **#86-98-2N**, Garden Spot Distributors, Earl Township, (*Recommended for Conditional Approval*)
 - h. **#86-357-3**, John K. Stoltzfus and Sarah E. Stoltzfus, Salisbury Township, (*Recommended for Conditional Approval*)
 - i. **#86-423-1**, Wolf Rock Builders, Paradise Township, (*Recommended for Conditional Approval*)
 - j. **#88-15-2**, James R. & Linda L. Spickler, East Donegal Township, (*Recommended for Disapproval*)
 - k. **#88-284-1**, Sadie E. Glick, Upper Leacock Township, (*Recommended for Conditional Approval*)
 - l. **#96-10-2B**, Regent’s Park – Phase IIA, IIB, & III, East Lampeter Township, (*Recommended for Conditional Approval*)
 - m. **#99-72-3A**, School Specialty, Rapho Township, (*Recommended for Conditional Approval*)
 - n. **#00-36-2**, Charles M. Shirk Revocable Trust, East Earl Township and Terre Hill Borough, (*Recommended for Conditional Approval*)
 - o. **#04-19**, Larry Bachman, West Earl Township, (*Recommended for Conditional Approval*)
 - p. **#04-24**, Mount Joy Mennonite Church, East Donegal Township, (*Recommended for Conditional Approval*)
6. Requests for Planning Modules Review for Land Development:
 - a. **Blank**, Isaac K., Salisbury Township, (*Report Adopted as Drafted*)
 - b. **King**, Isaac L., East Drumore Township, (*Report Adopted as Drafted*)
 - c. **Miller**, Henry R., Upper Leacock Township, (*Report Adopted as Drafted*)
 - d. **Smith**, Gary, Little Britain Township, (*Report Adopted as Drafted*)

- e. **#72-155-15**, Greenfield Hospitality Center, East Lampeter Township, *(Report Adopted as Drafted)*
- f. **#76-79-2B**, Donald W. Dukeman and Pauline P. Dukeman, Salisbury Township, *(Report Adopted as Drafted)*
- g. **#80-128-1**, Raymae Limited Partnership, Earl Township, *(Report Adopted as Drafted)*
- h. **#81-12-1**, Abram Z. Martin, Earl Township, *(Report Adopted as Drafted)*
- i. **#86-423-1**, Wolf Rock Builders, Paradise Township, *(Report Adopted as Drafted)*
- j. **#03-76A**, Smucker Subdivision, Caernarvon Township, *(Report Adopted as Drafted)*
- k. **#04-24**, Mount Joy Mennonite Church, East Donegal Township, *(Report Adopted as Drafted)*

7. Requests for Community Planning Reviews:

- a. **#23-21**, Eden Township, Proposed amendments to the Zoning Ordinance.
- b. **#29-175**, East Hempfield Township, Proposed amendment to the Zoning Ordinance by providing for “Transitional Office Conversions” in the Agricultural Holding Zone as a special exception and establishing specific criteria to be applied to this special exception use.
- c. **#38-24**, Little Britain Township, Proposed amendments to the Zoning Ordinance.
- d. **#56-79**, Salisbury Township, Proposed amendments to the Zoning Ordinance.

C. Items lifted from the Consent Agenda for discussion and further consideration by the Commission: None.

VI. Old Business: Mr. Dan Zook, applicant, respectfully requested to the Commission regarding LCPC File #: **85-263-1**, James B. Allen, Caernarvon Township, reinstatement of the plan, and a 90-day extension of time.

Mr. Douts made a motion to reinstate the above plan, and to grant a 90-day time extension. The motion was seconded by Mr. Ulrich. The motion carried.

Mr. Jeff Shyk, of David Miller Associates, Inc., respectfully requested to the Commission regarding LCPC File #: **86-229-12A**, Woods Edge – Phase 2, Section 4, Manor Township, a 60-day extension of time.

Mr. Ulrich made a motion to grant a 60-day time extension for the above plan. The motion was seconded by Mr. Douts. The motion carried.

VII. New Business: The Commission stated that Mr. Todd, representing Region 6, resigned from the Commission today, and that he is a man of integrity and principle. The Commission expressed that Mr. Todd will be missed.

VIII. Public Participation: None.

IX. Adjournment: Mr. Granger made a motion to adjourn the meeting. The motion was seconded by Mr. Douts. The motion carried. The meeting was adjourned at 4:20 p.m.

NOTE: The next scheduled meeting of the Lancaster County Planning Commission will be on Monday, 12 April 2004.

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